



Community Development
Development Services Division
501 SW Madison Avenue
P.O. Box 1083
Corvallis, OR 97339-1083
(503) 757-6929

August 9, 1994

Montessori School
1240 NW 27th Street
Corvallis OR 97339

REF: Change of Occupancy Investigation, MIS94-0035

On July 19, 1994, an application was filed with this office which proposed a change of occupancy for the structure located at 2701 NW Grant Street. The application has now been processed and an inspection of the building completed. The following issues would need to be addressed to bring the space into compliance with the Oregon State Specialty Codes (OSSC).

1. Based on information supplied by applicant this space will serve as classrooms for students from kindergarten through 3rd grade. The occupancy classification would be considered an E-2, based on an occupant load of less than 50. (OSSC 801)
2. Walls and ceilings of corridors serving an occupant load of ~~30~~¹⁰ or more shall be of not less than one hour fire resistive construction. (OSSC 3305 (g))
3. When corridor walls are required to be of one-hour fire resistive construction every interior door shall be protected by a tight-fitting draft control assemble having a fire-protection rating of not less than 20 minutes. (OSSC 3305 (h))
4. When corridor walls are required to be of one-hour fire-resistive construction, interior openings for other than doors or ducts shall be protected by fixed glazing listed and labeled for a fire-resistive protection rating of at least three-fourths hour. (OSSC 3305 (h)2)
5. Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort. Manually operated edge- or surface-mounted flush bolts and surface bolts are prohibited. (UBC Sec. 3304 (c))
6. When more than one building or facility is located on a site accessible routes shall be provided between buildings and accessible site facilities. (OSSC 3103 (a))

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7. Every project for renovation alteration or modification shall eliminate architectural barriers up to an expenditure of 25 percent of the total project cost. (OSSC 3112 (a))
8. Provide a drinking fountain. (OSSC Table 5-E)
9. All plumbing is to comply with the Oregon State Plumbing Specialty Code and handicap accessibility as per chapter 31 of the Oregon State Structural Specialty Code.
10. Electrical wiring method is to be in metallic raceway as per OAR 918-290-030.

These requirements are based on the information supplied and observations made during a visit. Further review will be necessary after plans have been submitted, and application for the required building permits have been made.

Please call me if you have any questions.



Allan Clair
Assistant Building Official

cc: Steve Freilinger, Building Inspector
Claire Keith, Fire Marshal
Lee March, Development Services Manager